

**Planning & Zoning Commission (PZC)
Thursday, March 1, 2018
APPROVED MINUTES
7:30 PM
Council Chambers, Third Floor
Vernon Town Hall, Memorial Building
14 Park Place
Rockville / Vernon, CT**

RECEIVED
VERNON TOWN CLERK
18 MAR 22 PM 4:16

1. Call to Order & Roll Call

- Meeting was called to order by Vice Chairman Wes Shorts at 7:33pm.
- Regular members present: Vice Chairman Wes Shorts, Susan Reudgen, and Roland Klee and Joseph Miller.
- Alternate Members: Charles Catania sitting for Charles Bardes, Jesse Schoolnik sitting for Ronald Scussel and Iris Mullan
- Absent Members: Chairman Charles Bardes and Ronald Scussel
- Staff present: Marina Rodriguez, Town Planner
- Recording secretary: Cassandra Minor

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda- Additional business to be considered under agenda item #4 "Other Business" Requires Commission Vote.

- None

2.2 Communications received NOT related to Agenda Items

- None

2.3 Acceptance of Minutes of February 1, 2018

- Town Planner Marina Rodriguez added a change to item 4.2.

Susan Reudgen made a motion to approve the minutes of the February 1, 2018 Regular Meeting with change requested by Town Planner, Marina Rodriguez. Roland Klee seconded and the motion carried unanimously.

3. Public Hearing and Action on Application

3.1 Application [PZ-2018-01] of Guanjshu Jin for a Special Permit for a Massage Therapy Business at #151 Talcottville Road (Assessor's ID: Map #03, Block #0004, Lot/Parcel #00076).

- Town Planner Marina Rodriguez read into the record the public notice that was published in the Journal Inquirer on February 17, 2018 and February 21, 2018.
- Abutter notices were mailed February 21, 2018.

- The following Town and staff comments submitted to record: Town Planner: February 16, 2018, Fire Marshal: February 12, 2018 and additional comments submitted February 26, 2018, Traffic Authority: February 8, 2018, Wetland Enforcement Officer: February 8, 2018, Health Department: February 21, 2018 and Zoning Enforcement Officer: February 20, 2018.
- Town Planner distributed Fire Marshal's additional comments and the Zoning Enforcement Officers comments.
- Special Permit being requested for a minor renovation.
- Hours of operations from 10:00 AM to 10:00 PM.
- Public hearing closed at 7:48 PM with no comments from the public.

Susan Reudgen made a motion to approve Application PZC-2018-01 of Guanjsu Jin for a Special Permit for Independent Massage Therapy Practice at #151 Talcottville Road, Assessor's ID: Map #03, Block #0004, Lot/Parcel #00076 because we find that it meets the criteria for the Special Permit for Independent Therapy Massage Practice under Section 4.9.4.23 and the general criteria for Special Permits under section 17.3 Special Permits. The only conditions to be placed is to be sure to answer the questions of the Health Department and the Fire Marshal mentioned the hook and eye lock that needs to be changed. Joseph Miller seconded and the motion carried unanimously.

4. Other Business/Discussion

4.1. Receipt of Application

- **Application [PZ-2018-03] of The Krause Realty Trust for a Zone Change from R-27 to Commercial at #34 & #42 Acorn Road (Assessor's ID: Map #1, Block #159A, Lot/Parcel #1 & 2).**
 - Town Planner Marina Rodriguez explained that according to state statute, if the Commission finds that the application is the same or significantly similar to the application that was heard prior to the filing of this application the Commission does not need to hear the application for 12 months.
 - Vice Chairman read cover letter submitted by Dorian Famiglietti, Esq. of Kahan, Kerensky & Caposella, LLP into record.
 - Discussion ensued.

Roland Klee made a motion that the current application that we are seeing tonight is not sufficiently different from the application that was heard on January 18 to justify a hearing before 1 year has elapsed. Joseph Miller seconded and the motion carried with 4 in favor and 2 opposed, Wes Shorts and Charles Catania.

- **Application [PZ-2018-02] of Peter Rossi for a Special Permit for Signs at the Vernon Storage Building at #73 West Street (Assessor's ID: Map #22, Block #0050, Lot/Parcel #00005).**
 - Application to be heard March 15, 2018.

4.2 Additional business to be considered should be introduced under PCZ meeting agenda item “2.1 Amendment/ Adoption of Agenda” at the beginning of the meeting.

- **None**

5. Adjournment

Susan Reudgen motioned to adjourn the meeting at 8:28pm. Jesse Schoolnik seconded and the motion carried unanimously.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Cassandra Minor". The signature is fluid and cursive, with a large initial 'C' and a stylized 'M'.

Cassandra Minor
Recording Secretary